

The Board of Selectmen met on Tuesday, September 27, 2016 beginning at 7:00pm in the Main Meeting Room of the Town Hall. Mr. Kraus was absent. The following members were present.

James Stanton, Vice Chairman  
Nancy Mackenzie, Clerk  
Mark Gallivan  
David Salvatore

Also present  
James Johnson, Town Administrator  
Cindy Berube, Executive Assistant

### Appointments

#### 9-10 Moratorium Mansion Dr. @ Washington St

Columbia Gas withdrew their request as they feel they can do this project without going through street.

### New Business

#### 9-11 Bid Contract Award 2017-07

Town meeting voted this back in 2014. We need this procured now. The town received multiple bids and Anderson Electrical was the most competitive bid.

MOTION moved by Mrs. Mackenzie to award Bid contract 2017-07 to Anderson Electrical Contractors, Inc. as set forth in the memo from Thomas Gregory dated September 15, 2016. Seconded by Mr. Gallivan VOTED 4-0-0

#### 9-12to 9-16 Fall Town Meeting Articles

##### Article #2, Budget Adjustments

Mr. Johnson explained what the Fincom wanted. This is to transfer \$195,000 into various accounts. Election line for salary and expenses. Police Department for Helm and armor purchase, \$60,000 for unforeseen special education mandated services and \$100,000 into Debt budget to cover the expected cost moving forward for new municipal facilities. Mrs. Mackenzie wanted to know if any of these are there police salaries? Mr. Johnson explained that the police request has nothing to do with salaries.

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 2, seconded by Mr. Gallivan, VOTED 4-0-0

##### Article #3, Walpole Police Station

Mr. Johnson was at the PBC meeting and they voted unanimously in favor of all. The Finance Committee will vote at their meeting in October on these 3 articles. (3,4,5) Police Station, Fire Station and Council on Aging.

In Fall 2014 Town Meeting the town appropriate 1,648,000 to assist in the east side clean up of Superfund site. There appears to be funds remaining in the amount of \$370,000 which will assist with site costs and preparation for the new police station. In 2015 STM the town appropriate 9million to design and construct a new station. There is a need for an additional \$1,430,000 for this project for the radio communications, Security, wiring, Site contingency funds, computer network and furniture.

#### Article # 4, Walpole Fire Station

In spring 2015 the town appropriated \$900,000 for the design of a new station on the current site. In Spring 2016 town appropriated \$1,369,067 for additional funding. The total budget currently is \$14,900,000. The bids will be open on September 29<sup>th</sup>. Article 4 is seeking \$12,650,000, from Free Cash, Ambulance Reserve and remaining \$11,500,000 from borrowing.

#### Article #5, Council on Aging Facility

Spring 2015 appropriated \$410,000 to design a new Council on Aging on South St. The current cost is around \$7,400,000. If Town meeting approves the \$5,790,000 there will be \$1,200,000 short. They are seeking a Block Grant in the amount of \$500,000.

Mr. Salvatore spoke of some of his concerns with the three articles. One issue on Council on Aging where are the numbers? The community development block grant is possible. There is about 40% chance. He wanted to know if there was a chance the number could be lower. It was explained by Mr. Johnson that there are two tiers 750 and 500. We anticipate private funds there is not progress at this point. The Friends have started to reach out to donors. Talked about this for 10years, the donors want to see the commitment from the town. Mr. Salvatore wanted to know if this design includes space for the new position proposed for Patrick Shield as the community service director. Mr. Johnson stated no, but for the Veterans Agent. Mr. Salvatore sees this morphing into a community center and not a COA. Patrick would like to see it be used after 5pm. I need direction from you. Will you allow other services? Mr. Gallivan thinks it is foremost a COA I would like to see it used after 5pm. We know on Tuesday nights it is hard to have a conference room. I think it is a good idea.

Mrs. Mackenzie we should use it as the High School turf. It is a town bldg. and it should be used by other. She feels the more use and interaction, the better off for all programs.

Mr. Salvatore when this first came up whether designing this for sole use of COA or being overbuilt to rent out to Alzheimer's care. Has that been followed up on? Mr. Johnson is not pursuing that at this time. Mr. Salvatore, it was built at this size because of the Alzheimer's. I think this is being built larger than needed and for community uses. Mr. Gallivan it would nice to see services. It has not been overdesigned for the use by others. It is smaller than what the

architect thinks we should be building. People say we do not have many attending now. They use different rooms around town hall. I think you will see an increase use.

Mrs. Mackenzie agrees the COA members is limited, I think that when we have more space. Looking to house and rent out space that has not been built yet. I am not saying if there is empty space. Alzheimer's care is great to have here. The Veterans Agent will be using the facility as well. The population of seniors, and Veterans is growing.

Mr. Salvatore has no desire to provide to a business to rent. That was indicated why we need the extra space. I do feel what you are asking me and RTM appropriate of 5 million and could come back with 1.2 million later, not knowing if the fundraising and block money would come in. When would we know about the community block grants does it have to be established now. If there is another one million that needs to be raised, we would have to make it smaller.

Mr. Johnson, we have to identify the funds first, that is a requirement. We are asking the Friends of the Council on Aging and they can raise up to one million dollars. If we do not receive the grant should hear by August. We will have to seek supplemental funds from Town Meeting.

Mr. Stanton noted this article will require 2/3 vote at Town meeting.

Article #3-Police Station Facility Costs

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 3, seconded by Mr. Gallivan, VOTED 4-0-0

Article #4 Fire Station Facility Costs

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 4, seconded by Mr. Gallivan, VOTED 4-0-0

Article #5, Council on Aging Facility Costs

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 5 seconded by Mr. Gallivan, VOTED 4-0-0

OPEN FORUM-No one present

Mr. Salvatore would like to hold off on Article 11, 12, and 13. The Board members agreed.

Article #11

Article #12

Article #13

Article #15 Water Violations

MOTION moved by Mrs. Mackenzie to refer back to committee, seconded by Mr. Gallivan VOTED 4-0-0

The Fincom has not seen much enforcement of this bylaw. Mr. Salvatore noted most were verbal warnings. No second violations. The \$50 violation, the warnings are doing their job.

For 256 residents the warnings worked. The eight people that violated it did not work. I think the scheme is all right the way it is. We need them to comply.

#### Article#18 & 19 Zoning Regulation

\*These articles pertain to recreational courts. The remaining ones relate to In Law apartments. No way to permit them. People are running into issues as they are considered illegal. Mr. Salvatore wanted to know as to the recreation courts, what was reasoning. A shed or an outbuilding is different than a court. No vote on Articles 18 and 19. Will invite David Norton, Building Commissioner in for a discussion.

#### Article #20 Zoning Special Conditions

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article #20, seconded by Mr. Gallivan, VOTED 4-0-0

#### Article #21 Zoning Open Space

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 21 seconded by Mr. Gallivan VOTED 4-0-0

#### Article #22, Zoning Accessory in law

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 22 seconded by Mr. Gallivan voted 4-0-0

#### Article #23 Zoning Accessory in law

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 23, seconded by Mr. Gallivan, VOTED 4-0-0

#### Article #24 Zoning Accessory in law

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 24, seconded by Mr. Gallivan, VOTED 4-0-0

#### Article #25 Zoning Accessory in law

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 25, seconded by Mr. Gallivan VOTED 4-0-0

#### Use of Old Police Station/Town Hall

It was noted by Mr. Johnson that the Finance Committee discussed this at their meeting. What is before you is a suggested committee. They want a direction of where the Selectmen is going with this. Looking to see what the Board is going to do with it. I think it will take some public input. It was suggested by Mrs. Mackenzie that before we put a committee together, something like the downtown, have Elizabeth Dennehy work with MPIC see if we can get an architectural group show us what it can look like and what it could be. What can you design and show us. No cost to us. We have so many projects going on right now. Why not see creatively what we can bring to a committee afterwards.

Mr. Gallivan likes the idea if a college would be interested. He likes the idea of getting a committee together. Have each member appoint, or look for a representative from various boards. We do not want to make a snap judgment. We could appoint a committee and look for a group. It is going to be hard building to do something nice with.

Mr. Salvatore likes the idea of getting people involved, and he agrees with Mr. Gallivan perhaps, that should be run by a committee that is not us. They have the benefit of seeing the ideas. Rather than have it an after the fact thing. If we do this, two options, for the makeup I like option 2. It is something that is overdue. One of the issues, we could have great ideas, but getting it funded could be difficult.

Mr. Stanton agrees and feels it is important to get the dialogue going.

Mrs. Mackenzie likes like option 1. I am afraid without some people looking at it without any bias we will not see great vision. It is a beautiful building. It is a historical bldg. and a lot of importance. I don't want to make a decision tonight.

Mr. Stanton maybe we can take up next meeting. Mr. Gallivan will look for an architect.  
\*\*Hold off until next meeting in two weeks.

### 9-17-9-20 Consent Agenda

MOTION moved by Mr. Salvatore to approve the following items listed under Consent Agenda

1. Request to place a banner 3' x 8' on the white fence at Adams Farm from 10/2-10/16 to announce the Vintage Thymes Marketplace.(9-17)
2. Request from Norfolk Agricultural HS to use Old Fisher Ball field Sunday October2 for Open House from 8am-5pm (9-18)
3. Gift Acceptance from Takacs family in the amount of \$50 to Fire Department Gift Account (9-19)
4. Request from WHS Student Council to hold Breast Cancer Walk on October 13<sup>th</sup> starting at 7pm at the High School. (9-20)

Seconded by Mrs. Mackenzie VOTED 4-0-0

### Town Administrators Report

Finance Committee- They will meet on October 6, 2016 to continue discussion on Town Meeting Articles.

Town Clerk-The Clerk continues to gear up for the presidential election. Early voting will begin on October 24, 2016. Attached is a summary of the regulations that impact Walpole.

Main Street Live-had a close out session today they want to expand it to more nights. They are suggesting maybe 5-7 nights. Donnell Murphy wants to come in this spring to talk to the Board. Mrs. Mackenzie noted a lot of people put in a lot of hard work. Mr. Stanton thought it was great and will get bigger and bigger.

Important dates, the came in under what we expected.

Fire Dept general bids are due October 6<sup>th</sup>

There will be a building presentation at the library at 6:30pm for Town Meeting Members on October 4<sup>th</sup> in the Community Room at the library. All design teams will be present.

October 13<sup>th</sup> the Finance Committee will vote on Fire Department Articles

October 17<sup>th</sup> Town Meeting begins

### Old Business

Mr. Salvatore noted that Mary Campbell past away. Asked for a moment of silence.

Mr. Gallivan noted that Eric is out because of surgery and sending wishes for a speedy recovery. Get well soon Eric.

### Minutes

MOTION moved by Mrs. Mackenzie to approve August 16,minutes with clerical corrections, seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to approve August 30 minutes with clerical corrections, seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved by Mr. Gallivan to adjourn at 7:50pm seconded by Mrs. Mackenzie, VOTED 4-0-0

Respectfully submitted

Cindy Berube